



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Shane Pevehouse, Building Official

Council Meeting Date: 7 April, 2026

Agenda Item Wording: **Discussion and possible action on a request for credit or reimbursement from Edison Equity for Building Permit fees in the amount of \$132,714.47 for the Skye Headwaters construction application from 2019.**

Agenda Item Sponsor: Mayor Foulds

Summary/Background: In January of 2019, Edison Equity submitted a building permit application for a 253,105 square foot assisted living facility to be built at 201 Headwaters Boulevard. The Building Permit fee paid was \$132,714.47. After several revisions and modifications to the plans, all reviews were approved, with the final approval occurring on 9 December, 2021.

The construction plans were designed to the 2012 IBC and 2014 NEC; at the time, the city had adopted the 2018 IBC and 2020 NEC. Plans were revised and resubmitted, but the NEC used was 2017 – the new plans were never reviewed by Bureau Veritas and the permit was issued 7 April, 2022.

Between April 2022, when the permit was issued, and January 2026, the permit was expired and renewed 4 times; the project was never started. According to the adopted codes, “Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.” When the permit status would change to “expired”, the applicant would contact the city and ask for it to be renewed.

In January 2026, the applicant contacted the Building Department to renew the permit again, but was informed the permit could not be renewed further and would require a new set of plans and fees.

Project valuation is determined by the ICC Building Valuation Data Table and is a fixed cost per square foot based on the construction type. The reported project valuation in 2019 was \$23,131,054.57. However, the plans under reported total square footage by area by 73,520. The 2019 valuation according to the ICC BVD table was \$35,728,549.09; the valuation in 2026 is \$42,039,259.02. Due to the increased cost of construction, revised valuation,

and the new adopted fee schedule, the Building Permit fee for 2026 is \$211,790.00, an increase of \$79,075.53.

The applicant is asking for a credit or reimbursement for the previously paid fees.

**Commission
Recommendations:**

**Recommended
Council Actions:** No recommendation from staff

Attachments: Invoice 2019-1075
Invoice 2026-1341
Bureau Veritas Approved Plans
Code Review page from 2019 plans
Code Review page from 2026 plans

Next Steps/Schedule: